

HAZARDOUS MATERIALS SURVEY REPORT

**Former Rainier Brewery and
Warehouse
3100 Airport Way
Seattle, Washington 98134**

July 27, 2006

VEI Project #060628 HAZMAT Survey

**HAZARDOUS MATERIALS SURVEY
FORMER RAINIER BREWERY
3100 AIRPORT WAY
SEATTLE, WASHINGTON 98134**

PROJECT NO.: 060628

July 27, 2006

Prepared for:

**Mr. Eitan Elon
Ethan Construction, LLC
3100 Airport Way South
Seattle, WA 98134**

Prepared by:

**Vernon Environmental, Inc.
3849 Klahani Drive SE, #9202
Issaquah, WA 98029**

TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
EXECUTIVE SUMMARY	3
1.0 INTRODUCTION	5
2.0 ASBESTOS-CONTAINING MATERIAL	6
3.0 POLYCHLORINATED BIPHENYLS (PCB) MATERIALS	7
4.0 MERCURY CONTAINING MATERIAL	8
5.0 CHLOROFLOROCARBONS (CFC) MATERIALS	9
6.0 CONTAINERS OF LIQUID OR HAZARDOUS WASTE	10
7.0 OTHER MATERIALS	11
8.0 CONCLUSIONS AND RECOMMENDATIONS	13
9.0 STANDARD OF CARE	15

APPENDICES

- Appendix A: Site Plan Drawings
- Appendix B: Laboratory Results and Chain of Custody
- Appendix C: Inspector Credentials
- Appendix D: Photographs

EXECUTIVE SUMMARY

Vernon Environmental, Inc. (VEI), was retained to conduct a hazardous materials inspection at the Former Rainier Brewery property located at 3100 Airport Way Seattle, Washington 98134 for polychlorinated biphenyls (PCBs), chloroflorocarbons (CFC), mercury containing materials and containers of liquid or hazardous waste. In addition, samples were collected from the wall foam, wall cork, interior paint, plaster walls, and firebrick in the stack. The purpose of this inspection was to identify these materials in the buildings, which may be classified as hazardous prior to their removal during renovation or demolition. The survey consisted of the following structures:

Buildings 5/5A, 6 (east side only), 7, 10, 11, 12, 13, 14, 15, 18, 21/22, 23, and 25, including the stack and the tank farm.

The following table outlines the analytical data collected for this study, as analyzed by Advanced Analytical Laboratories:

TABLE A – ANALYTICAL TESTING				
Material	Sample No.	PCBs (mg/kg)	RCRA 8 Metals (mg/kg)	TCLP (mg/l)
Cork	RB-H-1 A,B	1.2	5.0-Pb, 3.3-Cr, ND-Cd, ND-As, ND-Ag, ND-Ba, ND-Se, ND-Hg	N/A
Interior paint	RB-H-2	3,600	44-Pb, 6.2-Cr, ND-Cd, 8.0-As, ND-Ag, ND-Ba, ND-Se, 1.4-Hg	0.36-Pb, 0.02-Cr, ND-Cd, 0.01-As
Plaster walls	RB-H-3	0.83	74-Pb, 8.2-Cr, ND-Cd, 43-As, ND-Ag, ND-Ba, ND-Se, ND-Hg	N/A
Fire brick	RB-H-4	3.4	73-Pb, 11-Cr, ND-Cd, 6.0-As, ND-Ag, ND-Ba, ND-Se, ND-Hg	N/A
Black Foam **	#1	N/A	1,400-Pb, 420-Cr, 3.7-Cd, 8.0-As, ND-Ag, ND-Ba, ND-Se, ND-Hg	0.83(Pb), 0.0(Cr), 0.0(Cd), 0.0(As)

mg/kg - milligrams per kilogram (parts per million) mg/l = milligrams per liter (parts per million)

*** Sampled by VEI in June, 2006*

Based upon our visual inspection, the following suspect PCBs were observed:

- Interior paint on plaster, containing 3,600 ppm PCBs in all buildings.
- Light ballasts in the fluorescent lights (presumed) in Buildings 5/5A, 6 (east side only), 7, 10, 11, 12, 13, 14, 15, 18, 21/22, 23, and 25.
- Elevator / electrical equipment in Building 5/5A and 25.

Based upon our visual inspection, the following suspect CFCs were observed:

- Coolant in Cellar F of Building 5A.

- Coolant in mechanical system of Building 13.

Based upon our visual inspection, the following suspect mercury-containing equipment was observed:

- Suspect mercury-containing light bulbs are located in each building at the Former Rainier Brewery.

Based upon our visual inspection, the following containers of suspect hazardous waste / materials were observed:

- Approximately 100 gallons of latex paint in Building 18.
- Elevator and lubrication fluids in Building 25.

Based upon this inspection, the following additional hazardous materials were observed:

- Black foam wall and ceiling insulation in Buildings 21 and 25.

Based on the results of this investigation, VEI recommends the following:

- Removal and dispose/recycle the hazardous and suspect observed suspect hazardous materials prior to building renovation or demolition.
- Obtain waste manifests documenting proper disposal/recycling.
- Compliance with the USEPA Resource Conservation and Recovery Act (RCRA) regulations regarding hazardous materials treatment, storage, and disposal.
- The owner should complete any applicable notification forms and permits needed to renovate or demolish a structure in Seattle, King County, Washington.
- Conduct TCLP sampling on other materials (wall cork, plaster walls, and firebrick) prior to disposal to document compliance with RCRA.
- Test the wall foam for flammability, due to the presence of organic odors noticed upon sampling.

1.0 INTRODUCTION

Vernon Environmental, Inc. (VEI), was retained to conduct a hazardous materials inspection at the Former Rainier Brewery located at 3100 Airport Way in Seattle, King County, Washington for, polychlorinated biphenyls (PCB), chloroflorocarbons (CFC), mercury containing materials and containers of liquid or hazardous waste. In addition, a black wall and ceiling foam was used at the property, and this material was also identified. The purpose of this inspection was to identify these materials in the buildings prior to renovation or demolition in accordance local and federal requirements.

Note that asbestos-containing materials (ACMs) were sampled and reported under a separate report.

This survey consisted of the following buildings:

TABLE 1 - SITE BUILDINGS	
Building No.	Approx. Square Feet / Stories
5/5A	12,160 SF / 6-story
6 (level 2 - east side only)	16,200 SF / 4-story
7	17,280 SF / 4-story
10	3,800 SF / 2-story
11	3,800 SF / 1-story
12	2,500 SF / 1-story
13	4,400 SF / 2-story
14	13,500 SF / 2-story
15	11,800 SF / 2-story
18	5,700 SF / 1-story
21 / 22	39,000 SF / 5-story
23	1,200 SF / 1-story
25	39,900 SF / 7-story
Tank farm	15 wine holding tanks south of Building 15
Stack	Approx. 100' x 5' brick smoke stack south of Building 13

- Note: Per the Client's request, Buildings 1,2,3, 4, 6, 8, 9, and 24 were excluded from this study.

2.0 ASBESTOS CONTAINING MATERIALS AT THE SITE:

An asbestos survey was conducted simultaneously with the hazardous materials study, and is being issued under separate cover; however, the following summarizes the ACMs detected at the Site:

- Cork mastic (black and non-friable) was detected only in Building 23 on the water tank on level 2. The remaining observed cork mastic in Buildings 5/5A, 6, 7, 18, 21, and 22 was analyzed to be non-ACM. However, the plaster over the cork mastic in Building 6 was found to be ACM.
- Window putty (gray and non-friable - on original and older windows) – approx. 50 windows on Buildings 10, 11, 12, 13, 14, 15, and 23.
- Rope gaskets (white non-friable around metal door frames) – 12 total doors in Buildings 7, 21, 22, and 25.
- Thermal system insulation (TSI) on pipe insulation in various penetrations (white friable insulation and paper covering) in Buildings 7, 11, and 25.
- 9"x9" white floor tile and mastic – damaged and non-friable (approx. 750 SF) in Building 10.
- Roof surfaces (built up roofing and flashing/mastics) – black and gray and non-friable on Building 8, 13, 14, 15, 18, 21, and 22.

3.0 POLYCHLORINATED BIPHENYLS (PCB)

Polychlorinated biphenyls, or PCBs, are a class of synthetic chemicals, once widely used by industry. Their physical properties made them ideal as insulating and cooling fluids in electrical equipment such as transformers, light ballasts, and capacitors. The manufacture of PCBs was banned in 1977. Common PCBs or chlordiphenyls, include Aroclor® 1242 (42% chlorine) or Aroclor® 1254 (54% chlorine).

Samples of the cork wall insulation, interior paint, plaster walls, and firebrick was conducted and was analyzed by Advanced Analytical Laboratories for PCBs:

TABLE 2A – PCB ANALYTICAL TESTING		
Material	Sample No.	PCBs (mg/kg)
Cork	RB-H-1 A, B	1.2
Interior paint	RB-H-2	3,600
Plaster walls	RB-H-3	0.83
Fire brick	RB-H-4	3.4
Black Foam **	#1	N/A

mg/kg - milligrams per kilogram (parts per million) mg/l = milligrams per liter (parts per million)

** Sampled by VEI in June, 2006

Also, Based upon our visual inspection, the following suspect PCBs were observed:

- Interior paint on plaster, containing 3,600 ppm PCBs in all buildings.
- Light ballasts in the fluorescent lights (presumed) in Buildings 5/5A, 6 (east side only), 7, 10, 11, 12, 13, 14, 15, 18, 21/22, 23, and 25.
- Elevator / electrical equipment in Building 5/5A and 25.

TABLE 2B – SUSPECT PCBs OBSERVED	
Building No.	Suspect PCB Equipment
5/5A	Plaster and light ballasts, electrical equipment
6 (level 2 - east side only)	Plaster and light ballasts
7	Plaster and light ballasts
10	Plaster and light ballasts
11	Plaster and light ballasts
12	Plaster and light ballasts
13	Plaster and light ballasts
14	Plaster and light ballasts
15	Plaster and light ballasts
18	Plaster and light ballasts
21 / 22	Plaster and light ballasts
23	Plaster and light ballasts
25	Plaster and light ballasts, elevator equipment
Tank farm	None observed
Stack	None observed

4.0 MERCURY CONTAINING MATERIAL

Mercury (Hg) is a toxic heavy metal and in its vapor form or liquid metal form, may be located in switches and light bulbs. When a mercury device breaks, it releases mercury into the air, which is toxic to the human nervous system and can poison wildlife. Therefore, if mercury is found, or suspected to be in these components, they should be recycled or disposed of prior to demolition

- There are suspect mercury-containing light bulbs located in each building at the Former Rainier Brewery.

TABLE 3 – SUSPECT Mercury Equipment OBSERVED	
Building No.	Suspect Mercury Materials
5/5A	Light bulbs
6 (level 2 - east side only)	Light bulbs
7	Light bulbs
10	Light bulbs
11	Light bulbs
12	Light bulbs
13	Light bulbs
14	Light bulbs
15	Light bulbs
18	Light bulbs
21 / 22	Light bulbs
23	Light bulbs
25	Light bulbs
Tank farm	None observed
Stack	None observed

Also, mercury at 1.4 mg/kg was detected on the interior paint sample submitted.

5.0 CHLOROFLOROCARBON (CFC) CONTAINING MATERIALS

Chlorofluorocarbons (CFCs) is a group of materials, which may harm the ozone layer. CFCs were used as refrigerants in various cooling devices such as refrigerators, air handlers, chillers, or freezers. CFCs must be removed prior to disposal or recycling of appliances by technicians who have been certified in an EPA approved program. This requirement became effective in 1994.

Based upon our visual inspection, the following suspect CFCs were observed:

- Coolant in Cellar F of Building 5A.
- Coolant in mechanical system of Building 13.

TABLE 4 – SUSPECT CFCs OBSERVED	
Building No.	Suspect CFC Equipment
5/5A	Coolant in Cellar F
6 (level 2 - east side only)	None observed
7	None observed
10	None observed
11	None observed
12	None observed
13	Coolant in HVAC system
14	None observed
15	None observed
18	None observed
21 / 22	None observed
23	None observed
25	None observed
Tank farm	None observed
Stack	None observed

6.0 CONTAINERS OF LIQUID OR HAZARDOUS WASTE:

No liquid or hazardous waste was identified in the Former Rainier Brewery; however, the following materials were observed in the Warehouse building:

- Approximately 100 gallons of latex paint in Building 18.
- Elevator and lubrication fluids in Building 25.

TABLE 5 – CONTAINERS OF MATERIALS	
Building No.	LIQUID MATERIALS
5/5A	None observed
6 (level 2 - east side only)	None observed
7	None observed
10	None observed
11	None observed
12	None observed
13	None observed
14	None observed
15	None observed
18	100 gallons latex paint
21 / 22	None observed
23	None observed
25	2 gallons of elevator lubrication fluids
Tank farm	None observed (tanks hold wine)
Stack	None observed

7.0 OTHER MATERIALS

Based upon this inspection, the following additional hazardous materials were observed:

- Black foam wall and ceiling insulation in Buildings 21 and 25.

TABLE 6A – FOAM INSULATION	
Building No.	FOAM INSULATION
5/5A	None observed
6 (level 2 - east side only)	None observed
7	None observed
10	None observed
11	None observed
12	None observed
13	None observed
14	None observed
15	None observed
18	None observed
21 / 22	500 SF west room – Bldg. 21, level 500
23	None observed
25	6,500 SF – levels 300, 400, 500, 600, 700 on walls and ceilings
Tank farm	None observed
Stack	None observed

The following table outlines the analytical data collected for this study, as analyzed by Advanced Analytical Laboratories:

TABLE 6B – ANALYTICAL TESTING				
Material	Sample No.	PCBs (mg/kg)	RCRA 8 Metals (mg/kg)	TCLP (mg/l)
Cork	RB-H-1 A,B	1.2	5.0-Pb, 3.3-Cr, ND-Cd, ND-As, ND-Ag, ND-Ba, ND-Se, ND-Hg	N/A
Interior paint	RB-H-2	3,600	44-Pb, 6.2-Cr, ND-Cd, 8.0-As, ND-Ag, ND-Ba, ND-Se, 1.4-Hg	0.36-Pb, 0.02-Cr, ND-Cd, 0.01-As
Plaster walls	RB-H-3	0.83	74-Pb, 8.2-Cr, ND-Cd, 43-As, ND-Ag, ND-Ba, ND-Se, ND-Hg	N/A
Fire brick	RB-H-4	3.4	73-Pb, 11-Cr, ND-Cd, 6.0-As, ND-Ag, ND-Ba, ND-Se, ND-Hg	N/A
Black Foam **	#1	N/A	1,400-Pb, 420-Cr, 3.7-Cd, 8.0-As, ND-Ag, ND-Ba, ND-Se, ND-Hg	0.83(Pb), 0.0(Cr), 0.0(Cd), 0.0(As)

mg/kg - milligrams per kilogram (parts per million) mg/l = milligrams per liter (parts per million)

RCRA-8 Metals - Pb – Lead, Cr – Chromium, Cd – Cadmium, As – Arsenic, Ag – Silver, Ba – Barium, Se – Selenium, Hg – Mercury

** Sampled by VEI in June, 2006.

Testing for RCRA-8 Metals yielded relatively low concentrations in each material (wall foam, wall cork, interior paint, plaster walls, and firebrick).

The Resource Conservation and Recovery Act (RCRA) as promulgated by the USEPA denotes the following limits for hazardous waste characterization, via Toxicity Characteristic Leaching Procedure (TCLP):

TABLE 6C – TCLP RCRA WASTE LIMITS	
Metal	RCRA Limit
Lead (Pb)	5.0 ppm
Chromium (Cr)	5.0 ppm
Arsenic (As)	5.0 ppm
Cadmium (Cd)	1.0 ppm

In summary, none of the materials tested during this study exhibited TCLP levels above the RCRA disposal limits.

8.0 CONCLUSIONS AND RECOMMENDATIONS:

Conclusions:

VEI was retained to conduct a hazardous materials inspection at the Former Rainier Brewery property located at 3100 Airport Way, Seattle, Washington 98134 for polychlorinated biphenyls (PCBs), chlorofluorocarbons (CFC), mercury containing materials and containers of liquid or hazardous waste. In addition, bulk samples were collected from the wall foam, wall cork, interior paint, plaster walls, and firebrick in the stack. The purpose of this inspection was to identify these materials in the buildings, which may be classified as hazardous prior to their removal during renovation or demolition. The survey consisted of the following structures: Buildings 5/5A, 6 (east side only), 7, 10, 11, 12, 13, 14, 15, 18, 21/22, 23, and 25, including the stack and the tank farm.

Based upon the visual observation and analytical testing, the following is offered:

TABLE 7 – SUMMARY OF FINDINGS	
Building No.	HAZMATS OBSERVED
5/5A	lights, ballasts, plaster, CFCs, elect.
6 (level 2 - east side only)	lights, ballasts, plaster
7	lights, ballasts, plaster
10	lights, ballasts, plaster
11	lights, ballasts, plaster
12	lights, ballasts, plaster
13	lights, ballasts, plaster, CFCs
14	lights, ballasts, plaster
15	lights, ballasts, plaster
18	lights, ballasts, plaster, paints
21 / 22	foam (Bldg. 21), lights, ballasts, plaster
23	lights, ballasts, plaster
25	Foam, lights, ballasts, plaster, elect, elevator, lubrication fluids
Tank farm	None observed
Stack	None observed

Recommendations:

Based on the results of this investigation, the following is recommended:

- Removal and dispose/recycle the hazardous and suspect observed suspect hazardous materials prior to building renovation or demolition.
- Obtain waste manifests documenting proper disposal/recycling.
- Compliance with the USEPA Resource Conservation and Recovery Act (RCRA) regulations regarding hazardous materials treatment, storage, and disposal.

- The owner should complete any applicable notification forms and permits needed to renovate or demolish a structure in Seattle, King County, Washington.
- Conduct TCLP sampling on other materials (wall cork, plaster walls, and firebrick) prior to disposal to document compliance with RCRA.
- Test the wall foam for flammability, due to the presence of organic odors noticed upon sampling.

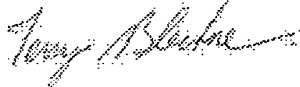
9.0 STANDARD OF CARE

This report is for the exclusive use of Ethan Construction, LLC and its affiliates, designates and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by Vernon Environmental, Inc., without prior written consent.

The services performed by Vernon Environmental, Inc. on this project have been conducted with the level of care and skill ordinarily exercised by reputable members of the profession practicing in the same locality under similar budget and time constraints. No other warranty is expressed or implied.

If you have any questions, please feel free to contact us at (206) 686-2469.

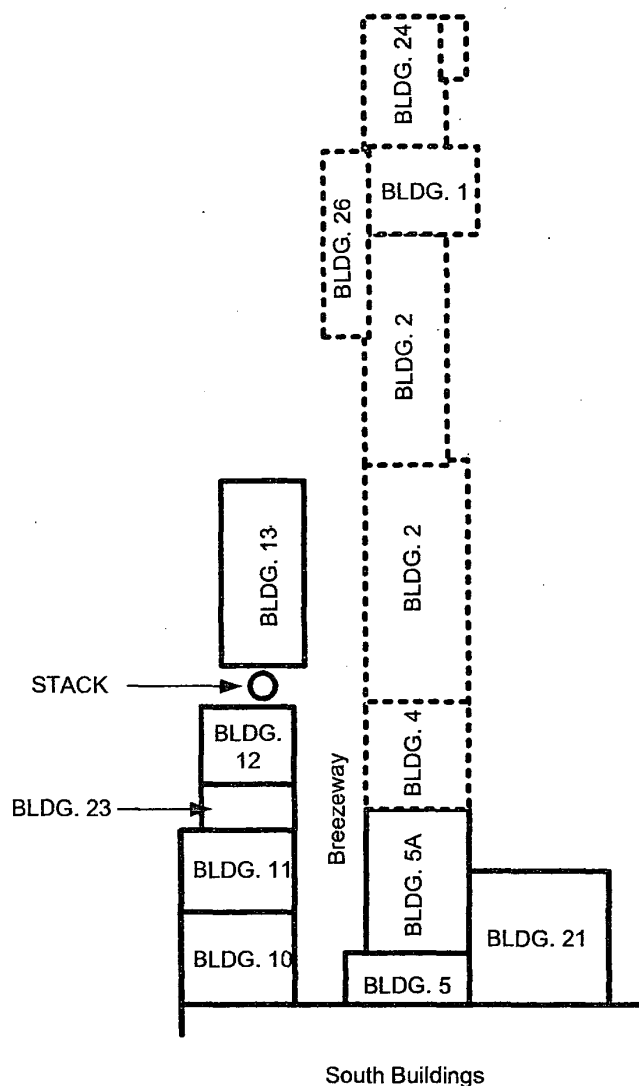
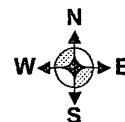
Prepared By:

A handwritten signature in dark ink, appearing to read "Terry Bleckner", with a horizontal line extending to the right.

Terry Bleckner, CIH

APPENDIX A

SITE PLAN DRAWINGS



BUILDINGS NOT
INCLUDED IN SURVEY



BUILDINGS INCLUDED
IN SURVEY

HAZMAT SUMMARY BY BLDG. (north)

5/5A – lights, ballasts, plaster, CFCs, elect.
10 – lights, ballasts, plaster
11 – lights, ballasts, plaster
12 – lights, ballasts, plaster
13 – lights, ballasts, plaster, CFCs
21 – foam, lights, ballasts, plaster
23 – lights, ballasts, plaster
Stack - none

HAZMAT SURVEY – SITE PLAN – NORTH BUILDINGS
FORMER RAINIER BREWERY
3100 AIRPORT WAY
SEATTLE, WA 98134

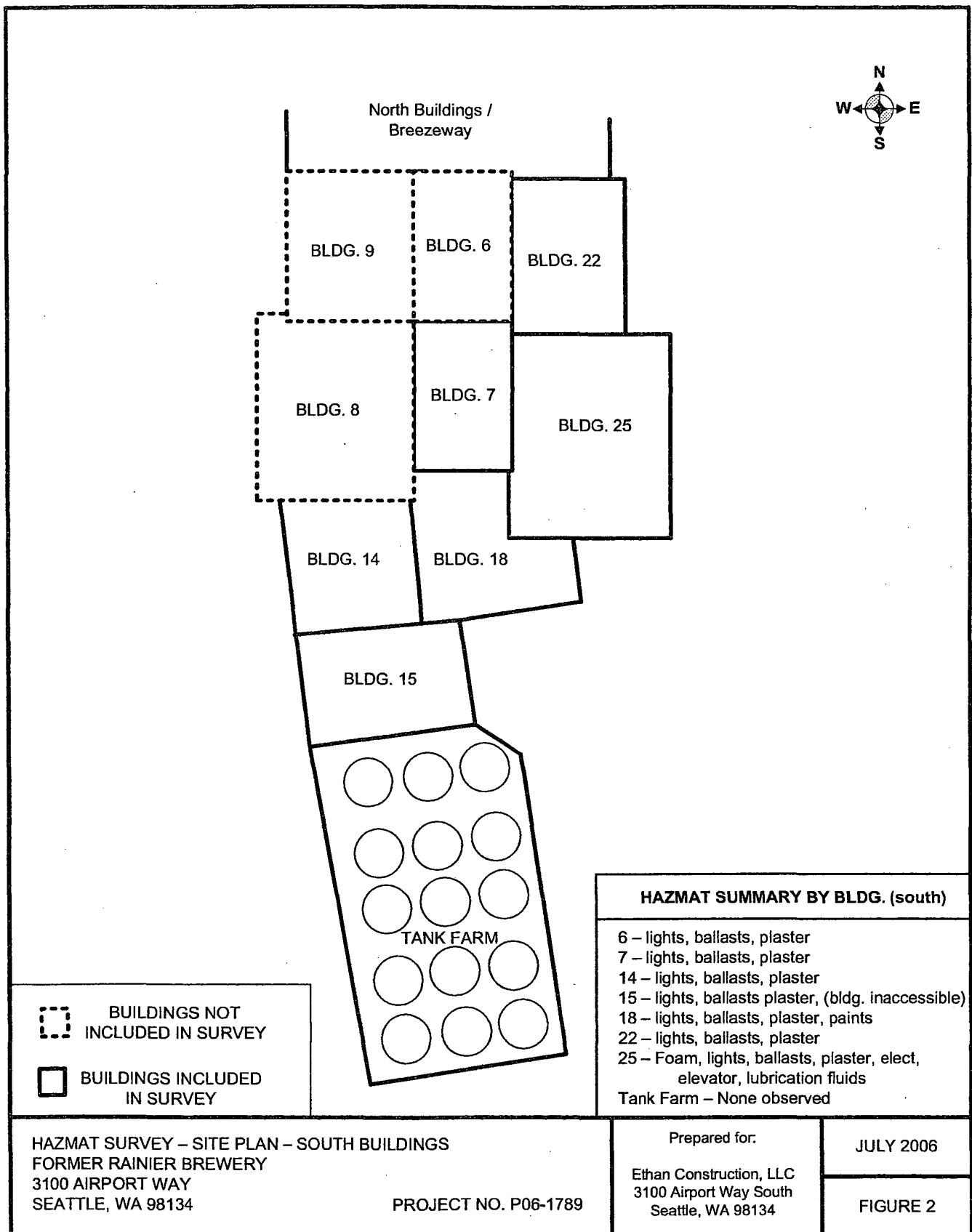
PROJECT NO. P06-1789

Prepared for:

Ethan Construction, LLC
3100 Airport Way South
Seattle, WA 98134

JULY 2006

FIGURE 1



APPENDIX B

LABORATORY RESULTS & CHAIN OF CUSTODY FORMS

AAL Job Number: A60711-2
Client: Vernon
Project Manager: Conrad Vernon
Client Project Name: Rainier Brewery
Client Project Number: na
Date received: 07/11/06

Analytical Results				Dupl	
Metals TCLP (1311/7010), mg/L		MTH BLK	LCS	RB-H-2B	RB-H-2B
Matrix				Paint Extract	Paint Extract
Date extracted	Reporting	07/17/06	07/17/06	07/17/06	07/17/06
Date analyzed	Limits	07/17/06	07/17/06	07/17/06	07/17/06
Lead (Pb)	0.004	nd	112%	0.32	0.36
Chromium (Cr)	0.02	nd	118%	0.02	nd
Cadmium (Cd)	0.01	nd	120%	nd	nd
Arsenic (As)	0.01	nd	112%	0.01	0.01
Silver (Ag)	0.02	nd	114%	nd	nd
Barium (Ba)	0.10	nd	90%	nd	nd
Selenium (Se)	0.10	nd	98%	nd	nd
Mercury (Hg) (7471)	0.001	nd	109%	nd	nd

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

Acceptable RPD limit: 30%

AAL Job Number: A60711-2
Client: Vernon
Project Manager: Conrad Vernon
Client Project Name: Rainier Brewery
Client Project Number: na
Date received: 07/11/06

Analytical Results

Metals (7010/7471), mg/kg		MTH BLK	LCS	RB-H-1B	RB-H-2B	RB-H-3B	RB-H-4C
Matrix				Paint Chips	Paint Chips	Paint Chips	Paint Chips
Date extracted	Reporting	07/17/06	07/17/06	07/17/06	07/17/06	07/17/06	07/17/06
Date analyzed	Limits	07/17/06	07/17/06	07/17/06	07/17/06	07/17/06	07/17/06
Lead (Pb)	2.0	nd	112%	5.0	44	74	73
Chromium (Cr)	2.0	nd	118%	3.3	6.2	8.2	11
Cadmium (Cd)	2.0	nd	120%	nd	nd	nd	nd
Arsenic (As)	4.0	nd	112%	nd	nd	43	6.0
Silver (Ag)	4.0	nd	114%	nd	nd	nd	nd
Barium (Ba)	40	nd	90%	nd	nd	nd	nd
Selenium (Se)	20	nd	98%	nd	nd	nd	nd
Mercury (Hg) (7471)	1.0	nd	109%	nd	1.4	nd	nd

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: A60711-2
Client: Vernon
Project Manager: Conrad Vernon
Client Project Name: Rainier Brewery
Client Project Number: na
Date received: 07/11/06

Analytical Results

8082(PCBs), mg/kg		MTH BLK	LCS	RB-H-1A	RB-H-2A	RB-H-3A	RB-H-4A
Matrix				Paint Chips	Paint Chips	Paint Chips	Paint Chips
Date extracted	Reporting	07/12/06	07/12/06	07/12/06	07/12/06	07/12/06	07/12/06
Date analyzed	Limits	07/12/06	07/12/06	07/12/06	07/12/06	07/12/06	07/12/06
A1221	0.50	nd		nd	nd	nd	nd
A1232	0.50	nd		nd	nd	nd	nd
A1242 (A1016)	0.50	nd		nd	nd	nd	nd
A1248	0.50	nd		nd	nd	nd	nd
A1254	0.50	nd		nd	nd	nd	nd
A1260	0.50	nd	70%	1.2	3,600	0.83	3.4

Surrogate recoveries:

Tetrachloro-m-xylene	124%	128%	101%	130%	99%	111%
Decachlorobiphenyl	122%	121%	87%	108%	92%	102%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: A60711-2
Client: Vernon
Project Manager: Conrad Vernon
Client Project Name: Rainier Brewery
Client Project Number: na
Date received: 07/11/06

Analytical Results		Dupl		RPD
8082(PCBs), mg/kg		MTH BLK	RB-H-4A	RB-H-4A
Matrix		Paint Chips		Paint Chips
Date extracted	Reporting	07/12/06	07/12/06	07/12/06
Date analyzed	Limits	07/12/06	07/12/06	07/12/06
A1221	0.50	nd	nd	
A1232	0.50	nd	nd	
A1242 (A1016)	0.50	nd	nd	
A1248	0.50	nd	nd	
A1254	0.50	nd	nd	
A1260	0.50	nd	3.3	2%

Surrogate recoveries:

Tetrachloro-m-xylene	124%	110%
Decachlorobiphenyl	122%	102%

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

C - coelution with sample peaks

M - matrix interference

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: A60627-2
Client: Vernon
Project Manager: Conrad Vernon
Client Project Name: Former
Client Project Number: 06/06/26
Date received: 06/27/06

Analytical Results

Metals (7010/7471), mg/kg		MTH BLK	LCS	#1
Matrix				Paint Chips
Date extracted	Reporting	06/28/06	06/28/06	06/28/06
Date analyzed	Limits	06/28/06	06/28/06	06/28/06
Lead (Pb)	2.0	nd	106%	1,400
Chromium (Cr)	4.0	nd	101%	420
Cadmium (Cd)	2.0	nd	116%	3.7
Arsenic (As)	4.0	nd	126%	8.0
Silver (Ag)	4.0	nd	124%	nd
Barium (Ba)	40	nd	90%	nd
Selenium (Se)	20	nd	80%	nd
Mercury (Hg) (7471)	1.0	nd	110%	nd

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 70% TO 130%

Acceptable RPD limit: 30%

AAL Job Number: A60627-2
Client: Vernon
Project Manager: Conrad Vernon
Client Project Name: Former
Client Project Number: 06/06/26
Date received: 06/27/06

Analytical Results

Metals TCLP (1311/7010), mg/L		MTH BLK	LCS	#1
Matrix	Paint Extract	Paint Extract	Paint Extract	Paint Extract
Date extracted	Reporting	06/29-30/06	06/29-30/06	06/29-30/06
Date analyzed	Limits	06/29-30/06	06/29-30/06	06/29-30/06
Lead (Pb)	0.004	nd	102%	0.83
Chromium (Cr)	0.02	nd	97%	nd
Cadmium (Cd)	0.01	nd	112%	nd
Arsenic (As)	0.01	nd	118%	nd

Data Qualifiers and Analytical Comments

nd - not detected at listed reporting limits

na - not analyzed

J - estimated value

Results reported on dry-weight basis

Acceptable Recovery limits: 65% TO 135%

Acceptable RPD limit: 30%

VERNON Environmental
Contract Vernon

A60711-2



BULK SAMPLING FORM

Contract Vernon Domestic Ltd

PROJECT INFORMATION

Rainier Brewery

Page 1 of 1

Date 7/10/06

SAMPLE NO.	MATERIAL	LOCATION	ANALYSIS CONDITION SERIALS	ANALYSIS DATE / TIME
RB-H-1A	CORR - BLACK WALL	#7-200	PCB	7/10/06 2pm
1B	"	"	PCRA-8	
2A	INTERIOR PAINT	"	PCB	
2B	"	"	PCRA-8 + TELP	
3A	PLASTER WALL	#22-300	PCB	
3B	"	"	PCRA-8	
4A	FIRE BRICK	STACK - S #13	PCB	
4C	"	"	PCRA-8	
			9 - results	

NOTES:

By: Terry Blackner

Received

V. Starn / AAL

07/11/06

APPENDIX C

INSPECTOR AND LABORATORY CREDENTIALS

The
American Board of Industrial Hygiene®
ABIH®



organized to improve the practice of Industrial Hygiene
proclaims that

Terence I. Bleckner

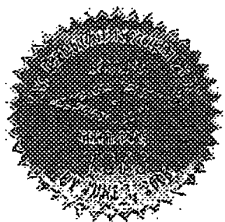
having met all requirements through
education, experience, and examination,
is hereby certified in the

**COMPREHENSIVE PRACTICE
of
INDUSTRIAL HYGIENE**

and has the right to use the designations

CERTIFIED INDUSTRIAL HYGIENIST

CIH



June 29, 2000
date

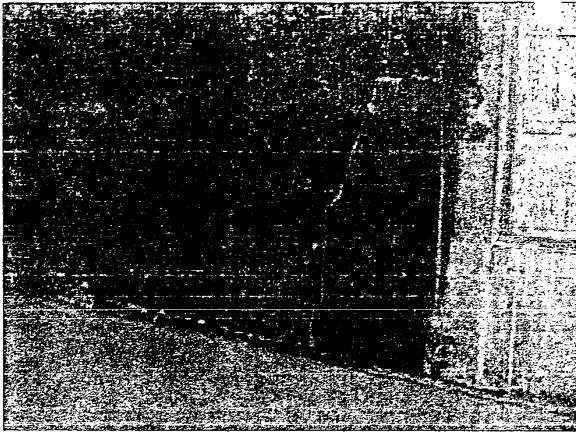
Daniel S. Applegate
Chairman ABIH

7973 CP
certificate
number

Edward T. Cristobal Jr.
Secretary ABIH

APPENDIX D

PHOTOGRAPHS



7. Foam wall insulation – Building 25



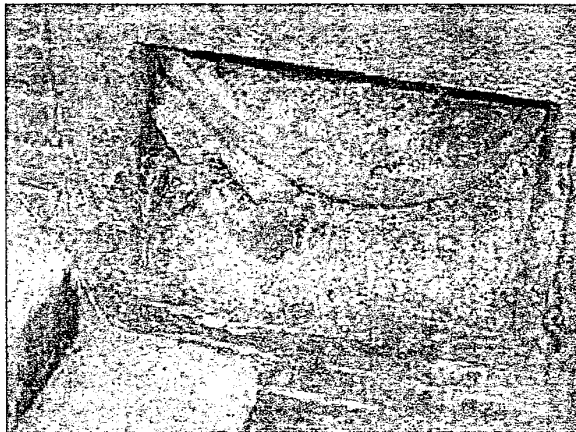
8. Paints in Building 18



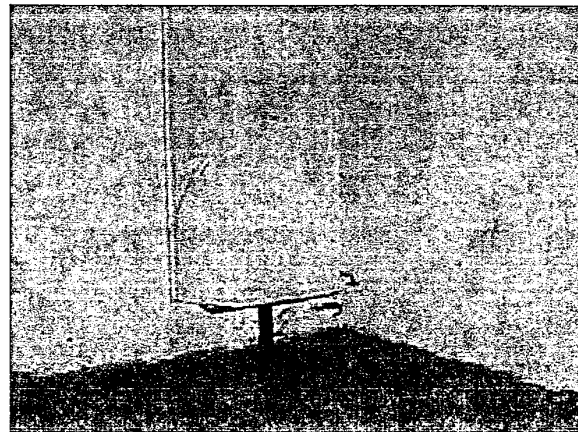
9. Cork wall insulation



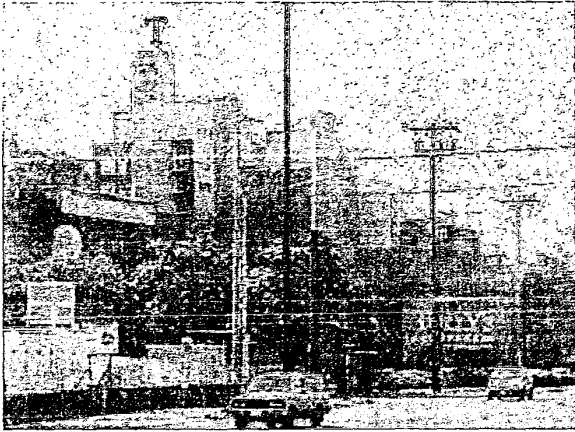
10. Plaster walls – Building 5A



11. Firebrick in Stack



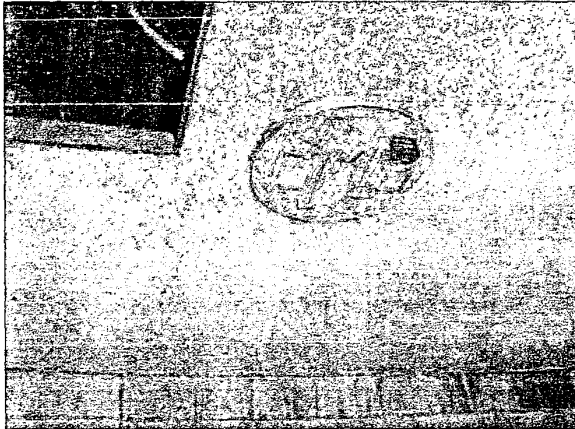
12. CFCs – Building 5A – Cellar F, level 300



1. Subject Site – Former Rainier Brewery



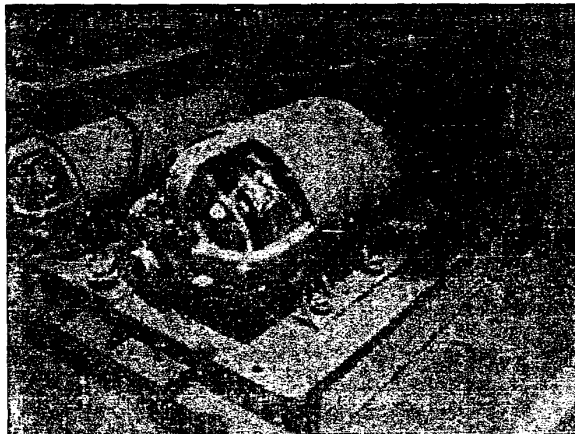
2. Florescent lights and bulbs



3. Fluorescent lights and ballasts – Building 25



4. Suspect PCB electrical equipment – Building 5A



5. Elevator equipment – Building 25 – level 800



6. Lubrication fluid – Building 25 – level 800